048.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,400 / 761,400
					USE VALUE:	761,400 / 761,400
					ASSESSED:	761,400 / 761,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O DONNELL DEBORAH A & MAX/TRS
Owner 2:	DEBORAH A O DONNELL REVOCABLE
Owner 3:	
Street 1:	PO BOX 367
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O DONNELL DEBORAH -
Owner 2:	-
Street 1:	8 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,660 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3717 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5660.000	288,600	1,000	471,800	761,400
Total Card	0.130	288,600	1,000	471,800	761,400
Total Parcel	0.130	288,600	1,000	471,800	761,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 204.85 | /Parcel: 204.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	34082
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4067!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	288,600	1000	5,660.	471,800	761,400	761,400	Year End Roll	12/18/2019
2019	104	FV	223,100	1000	5,660.	501,300	725,400	725,400	Year End Roll	1/3/2019
2018	104	FV	223,100	1000	5,660.	365,700	589,800	589,800	Year End Roll	12/20/2017
2017	104	FV	209,300	1000	5,660.	318,500	528,800	528,800	Year End Roll	1/3/2017
2016	104	FV	209,300	1000	5,660.	271,300	481,600	481,600	Year End	1/4/2016
2015	104	FV	196,200	1000	5,660.	265,400	462,600	462,600	Year End Roll	12/11/2014
2014	104	FV	196,200	1000	5,660.	218,200	415,400	415,400	Year End Roll	12/16/2013
2013	104	FV	183,100	1000	5,660.	207,600	391,700	391,700		12/13/2012

PRINT

Date	Time
12/10/20	19:09:14

LAST REV

Date	Time
06/05/19	10:42:34
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O DONNELL DEBOR	1434-95		5/20/2013	Convenience	1	No	No		
COTE JOHN R & C	1232-17		12/19/2000		470,000	No	No		
	895-168		9/1/1977		65,000	No	No		Y

USER DEFINED

Prior Id # 1:	34082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	23	New Wind	60,000	C				
4/20/2018	468	New Wind	2,000	C				
11/29/2012	1561	Redo Bas	17,500	C				
9/3/2009	811	Manual	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	Mail Update	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	MM	Mary M
1/17/2009	Meas/Inspect	345	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5660		Sq. Ft.	Site		0	80.	1.04	1									471,840						471,800	

Total AC/HA: 0.12994 | Total SF/SM: 5660 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 471,840 | Spl Credit | Total: 471,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	B - Bsmt Proble	25.	%
Economic:	B - Oders	25.	%
Special:			%
Override:			%
	Total:	61.19	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02050102
Const Adj.:	0.98990101
Adj $ / SQ:	171.733
Other Features:	135000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743509
Depreciation:	454953
Depreciated Total:	288556

COMMENTS

WATER PROBLEMS SEWER BACKS UP INTO BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

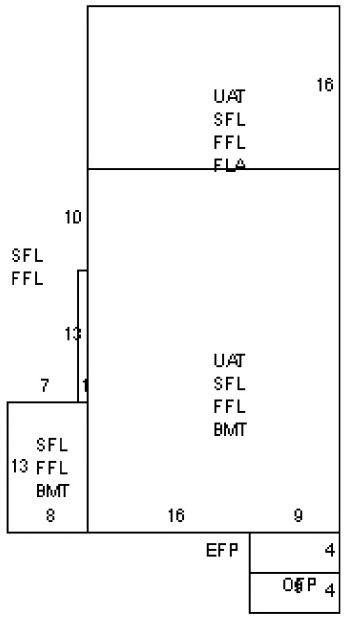
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	1
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.73
Special Features:	0	Val/Su Net:	64.52
Final Total:	288600	Val/Su SzAd	101.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,417	171.730	243,346
SFL	Second Floor	1,417	171.730	243,346
BMT	Basement	1,004	70.580	70,865
FLA	Finish Livin	400	103.040	41,216
UAT	Upper Attic	163	34.350	5,581
EFP	Enclos Porch	36	71.870	2,587
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	4,473	Total:	608,509
Size Ad	2834	Gross Are	5610	FinArea 3717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	G	
UAT	50		50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	G	AV	1988	4.44	T	24.8	104			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000